

Condominium

RESIDENTIAL

8260 RUSH ST

ROSEMEAD, CA 91770

\$598,880

TopHap Estimate · \$520 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,151 ft²

LIVING AREA

1.74 ac

LOT SIZE

1979

YEAR BUILT

6

ROOMS

VALUATION

\$599K

\$557K low

\$641K high

Last Sale

\$330,000 · Apr 15, 2005

Est. Owner Equity

\$338,880

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$6,918 (2025)
Assessed Value	\$530,389
Previous Assessed	\$519,990

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	LOS ANGELES
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2021	Resale	Grant Deed	\$490,000	\$426	
Apr 27, 2021	Financing	Intrafamily Transfer			
Sep 14, 2020	Financing	Intrafamily Transfer			\$178K
Apr 1, 2005	Resale	Grant Deed	\$330,000	\$287	\$264K
Jun 30, 1999	Resale	Grant Deed	\$121,000	\$105	\$97K
Jun 2, 1994	Resale	Grant Deed	\$126,000	\$109	\$101K
Mar 31, 1989	Resale	Trustees Deed	\$118,000	\$103	\$106K
Mar 31, 1989	Non-arms-length	Trustees Deed	\$48,500	\$42	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rice (Eldridge) Elementary School	Elementary	KG–6	0.2 mi
Temple (Roger W.) Intermediate School	Middle	7–8	0.6 mi
San Gabriel High School	High	9–12	3.1 mi

District: Garvey Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 91770

57 CRIME INDEX	109 AIR POLLUTION	57,788 POPULATION	\$63K MEDIAN IN-COME	65°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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